



**THE LONG BARN, POPLARS PLACE, TURNERS HILL ROAD, CRAWLEY DOWN,
WEST SUSSEX, RH10 4HH**

- **ATTRACTIVE OFFICE BARN CONVERSION**
- **AVAILABLE TO RENT ON A NEW LEASE**
- **447 SQ FT (41.52 m²)**
- **CLOSE PROXIMITY TO JUNCTION 10 OF THE M23**

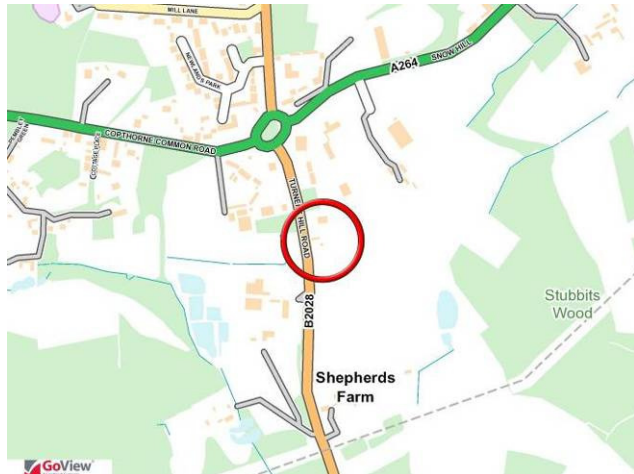
Colyer Commercial
CONSULTANT SURVEYORS

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Location

The property is situated in an attractive rural setting, but with excellent road communications being close to the junction with the A264 road linking Crawley with East Grinstead. Junction 10 of the M23 motorway is located close by.

Gatwick Airport is located approximately 7 miles away and Three Bridges Train Station 3.5 miles with direct links to London. East Grinstead is located approximately 4 miles to the east and Crawley 5 miles to the west.



Description

The property is a timber frame barn conversion to offices, comprising two ground floor rooms. The office has the following amenities:

- Oak floors and attractive timber beams
- Intruder alarm system
- Cat 5 cabling
- Toilet facilities and shower
- Gas (calor gas) fired central heating
- Beautiful outlook on to open countryside
- Car parking for 2 cars or possibly more if parking in tandem plus shared use with the Main Barn of the designated disabled parking space

Floor Areas

The premises have the following approximate net internal floor areas.

Floor	Sq m	Sq ft
Ground floor office A	27 m ²	290 sq ft
Ground floor office B	12 m ²	129 sq ft
Hall	2.60 m ²	28 sq ft
Total	41.60 m ²	447 Sq Ft

Terms

A new lease is available on terms to be agreed. The rent is inclusive of the costs of buildings insurance, septic tank/waste treatment unit, repairs and decorations to structure, exterior and cleaning of the common parts of the estate, including landscaping and maintaining the car park. The tenants have a direct responsibility to pay for electricity, calor gas, water and business rates.

The Lease is excluded from Section 24 to 28 of the Landlord & Tenant Act 1954 Part II relating to security of tenure.

Rent

£10,800 per annum exclusive (£900 per calendar month).

Rates – Small Business Rates Relief available

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £4,650
UBR (2019/2020) 49.1 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

EPC

The building has an EPC rating of 53 – C. A copy of the EPC is available upon request.

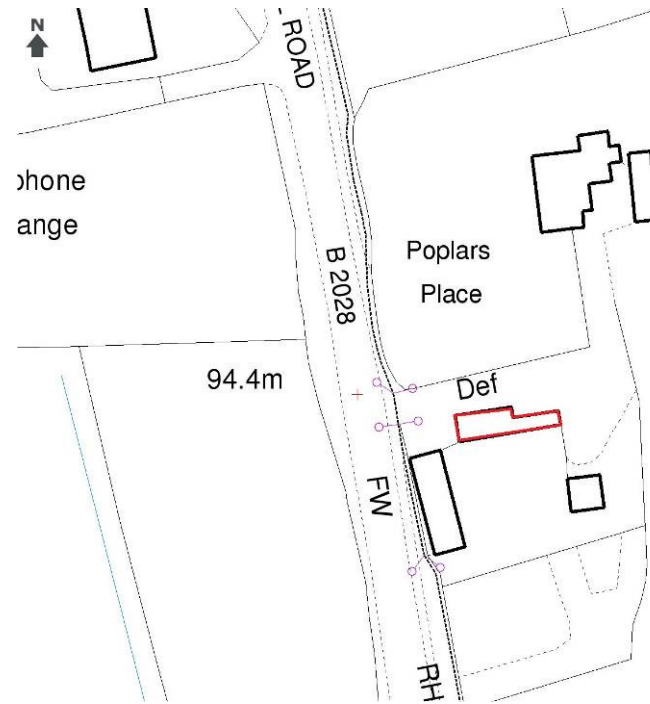
VAT

VAT is NOT chargeable on the rent.

Legal Costs

Each party to be responsible for their own legal costs.

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Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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